

1 **CITY COUNCIL OF THE CITY OF ANNAPOLIS**

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3 **ORDINANCE NO. O-2-02**

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5 **Introduced by Mayor Moyer**
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8 **AN ORDINANCE** concerning

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10 **Special Exceptions - C2 Conservation Business District**

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12 **FOR** the purpose of adding planned developments to Annapolis City Code Section
13 21.52.030, C2 Conservation Business District, Special exceptions; designating
14 permanent common open space for a planned development to be determined by the
15 Planning Commission; and matters generally relating to said special exception.
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19 **BY** repealing and re-enacting, with amendments
20 Title 21 Planning and Zoning
21 Chapter 21.52 C2 Conservation Business District
22 Section 21.52.030 Special exceptions
23 Code of the City of Annapolis
24 (1996 Edition and Supplement)
25

26 **BY** repealing and re-enacting, with amendments
27 Title 21 Planning and Zoning
28 Chapter 21.74 Planned Developments
29 Section 21.74.060 Designation of permanent common open space
30 Code of the City of Annapolis
31 (1996 Edition and Supplement)
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34 **SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY**
35 **COUNCIL** that the Code of the City of Annapolis shall read as follows:
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37 **Sec. 21.52.030 Special exceptions.**
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39 The following special exceptions may be allowed in the C2 district, subject to the
40 provisions of Chapter 21.72:

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42 A. Governmental offices and services as follows:
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1. City, county, state and federal office buildings, courts, armories and mansions,
2. Fire and police stations;
- B. Theaters, indoor;
- C. Dwelling units and group homes, in accordance with requirements in the C1 district;
- D. Parking lots and garages;
- E. Bars and taverns;
- F. Restaurants, with the exception of Class I -- fast food -- as follows:
 1. Class II, standard -- alcohol with the service of food, bar, dancing, live entertainment, outdoor dining may be permitted,
 2. Class III, miscellaneous:
 - a. Food service mart,
 - b. Delicatessen;
 - G. Inns;
 - H. Hotels;
 - I. Motels-;
 - J. Planned developments, business and residential.

Sec. 21.74.060 Designation of permanent common open space.

Permanent common open space shall be provided in addition to any private open space allocated to a dwelling unit or use.

A. "Permanent common open space" means parks, playgrounds, parkways, medians, landscaped green space, schools, community centers or other similar areas in public ownership or covered by an open space easement.

B. Except as provided in subsections (C) and (D) of this section, no plan for a planned development shall be approved unless the plan provides for permanent common open space equivalent to twenty percent of the total area in single-family residential planned developments, thirty percent in multifamily residential planned developments, and five percent in business and industrial planned developments.

C. A plan for a planned development involving only the remodeling, renovation, alteration or reconstruction of the interior of an existing building, shall not be required to increase the amount of permanent common open space, if any, on the site of the project. This subsection shall not apply to any planned development that includes any other changes in the bulk of an existing building, or any remodeling, renovation, alteration, reconstruction, or addition to the exterior of the building, other than minor cosmetic repairs and routine maintenance.

D. Permanent common open space for a planned development in the C2, Conservation Business District shall be as determined by the Planning Commission.

SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL that this Ordinance shall take effect from the date of its passage.

ADOPTED this _____ day of _____, 2002.

ATTEST:

THE ANNAPOLIS CITY COUNCIL

Deborah Heinbuch, CMC/AEE
City Clerk

BY: _____
ELLEN O. MOYER, MAYOR

EXPLANATION:

Redlining indicates matter added to existing law.

Strike Out indicates matter deleted from existing law.

Underlining and redlining indicate amendments.

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